

BHAVANJI K. HARIA

B.E. CIVIL (HON.)

ADD: 602 Prakash Building, R.B Mehta Road, Ghatkopar – (E), Mumbai – 400 077.

E-mail: bkharia31@gmail.com

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 05/11/2018

To,
M/s J. R. Properties LLP,
Shop No. 10, Ramshyam Krupa CHS, Bldg No. 01,
Garage Gully, Off. Tulsi Pipe Road,
Dadar (W), Mumbai 400028

Subject: Certificate of Cost Incurred for Development of Vishal Pantnagar Co-Op Hsg. Soc. Ltd, Building No. 126, for Construction of 1 building (MahaRERA Registration Number: _____) situated on the Plot bearing CTS No. 5662 (Pt)/Survey no 236A, at Pantnagar, Ghatkopar – E, Mumbai – 400075 demarcated by its boundaries 19d-05'-11.258" N latitude and 72d-54'-44.319" E longitude to the North, 19d-05'-10.493" N latitude and 72d-54'-43.403" E longitude to the South, 19d-05'-10.505" N latitude and 72d-54'-44.290" E longitude to the East, 19d-05'-11.211" N latitude and 72d-54'-43.370" E longitude to the West of Division Kurla, Village Ghatkopar-Kirol, Taluka Kurla, District Mumbai, PIN 400075, admeasuring 612.25 sq.mts. Area being developed by M/s. J.R. Properties LLP.

Ref : MahaRERA Registration Number _____

Sir,

I Shri. Bhavanji K. Haria have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building situated on the plot bearing CTS 5662 (Pt) of Bldg No 126, Vishal Pantnagar CHS Ltd. , Pantnagar, Ghatkopar – E, Mumbai – 400075 admeasuring 612.25 sq.mts. Area being developed by M/s. J.R. Properties LLP.



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1. Following technical professionals are appointed by Owner / Promoter: --

- (i) **M/s.Shilp Associates** as L.S. / Architect;
- (ii) **M/s. Paras Consultant-** as Structural Consultant;
- (iii) **M/s /Shri/Smt [NA]** as MEP Consultant **(N.A)**;
- (iv) **Shri. BHAVANJI K. HARIA** as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Shri. BHAVANJI K. HARIA** quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) which is for the aforesaid project under reference as **Rs. 130000000/-** [Rupees Thirteen Crores only] Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Building Permission Cell, Greater Mumbai/ MHADA, Bandra (E)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 35435000** [Rupees Three Crore fifty four Lakhs Thirty five Thousand only] (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Building Permission Cell, Greater Mumbai/ MHADA, Bandra (E)** is estimated at **Rs. 94565000** [Rupees Nine Crore Forty five Lakhs Sixty five Thousand Only] (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:



BHAVANJI K. HARIA**B.E. CIVIL (HON.)****ADD: 602 Prakash Building, R.B Mehta Road, Ghatkopar – (E), Mumbai – 400 077.****E-mail: bkharia31@gmail.com****TABLE A**

Building -----

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 05-11-18 date of Registration is	Rs.126600000
2	Cost incurred as on 05-11-18 (based on the Estimated cost)	Rs.35435000
(1)	(2)	(3)
3	Work done in Percentage (as Percentage of the estimated cost)	27.25%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 91165000
5	Cost Incurred on Additional /Extra Items as on 05.11.2018 not included in the Estimated Cost	Rs. NIL

TABLE B

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 05-11-18 date of Registration is	Rs. 3400000
2	Cost incurred as on 05-11-18 (based on the Estimated cost).	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 3400000
5	Cost Incurred on Additional / Extra Items as on 05-11-18 not included in the Estimated Cost	Rs. NIL

Yours Faithfully,


 Signature of Engineer.
(BHAVANJI K. HARIA)
(B.E. Civil)

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*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

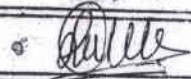
Annexure A

List of Extra/Additional Items executed with Cost

(Which were not part of the original Estimate of Total Cost)



 the Chancellor, Vice-Chancellor,
and Members of the Executive Council
of the University of Bombay certify

 that the withinsigned

Bhavanji Kunwarji Maria of
N. J. Technical Institute

having been examined in the month of
April in the year 1978, for the Degree of
Bachelor of Engineering and adjudged to
have passed with Honours in the
First Class, the Degree of

Bachelor of Engineering

(IN ITS Civil BRANCH)

has been conferred on him at Bombay, on the
twenty-ninth day of the month of January
in the year one thousand nine hundred and
eighty-one.

In Testimony whereof are set the Seal of the
said University and the Signature of the said
Chancellor.